



# MAJOR CHANGES TO RESIDENTIAL CONSTRUCTION 2007 CBC

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

*Promoting the Wise Use of Land • Helping to Build Great Communities*

The 2007 California Codes were adopted by reference in Title 19 (County Building Code) **effective on Jan. 1, 2008**

**Attached Garage and Dwelling Separation** – Minimum separation is now 1/2" gypsum board on garage side of the wall up to roof sheathing (*formerly 5/8" type 'X' was required*) and 5/8" type 'X' drywall is required at garage ceiling if there is habitable space above garage. **2007 CBC 406.1.4**

**Townhouse, Duplex or Attached Second Dwelling Unit Walls** - A special 2-hour fire rated wall may be used between attached dwelling units (3 or more) in lieu of 1-hour rated walls at each side of property line. **2007 CBC 419.4**

**Increased Setbacks from Property Line** – Min. distance required is now 5' without having to use fire rated wall construction. A 3' minimum setback is still allowed provided that the wall and eave use fire rated construction and the window or open area in the wall line is limited to a maximum of 25% of the wall area. **2007 CBC Table 704.8**

**Wildland / Urban Interface** – See [www.fire.ca.gov/fire\\_prevention](http://www.fire.ca.gov/fire_prevention). Must use approved ignition resistant construction methods for roofs, attic vents, eaves, gutters, windows with one tempered pane, doors, walls and decks. **2007 CBC 7A**

**Fire Sprinklers (Newly Constructed Buildings, Additions, Alterations and Repairs)** – Automatic Fire sprinklers are required for all newly constructed buildings and additions of 1000 SF or greater (see the fire code for details). They are required throughout the entire structure (existing and new portions) for alterations and repairs involving more than 50% of the structure. **SLO Co. Fire Code 16.903.2.10.3**

**Guard (Guardrail) Height Requirement** - Guards replace the term Guardrails in the code. The minimum guard height is 42" for all occupancies, (*formerly 36 for single family dwellings*). Guards are required at elevation changes over 30 inches even for roof hatches and roof equipment closer than 10 feet from roof edge. Guards for private residential stairs may be stair handrail and be between 34 and 38 inches above the stair tread nosing. **2007 CBC 1013.2**

**New Stair Riser Maximum and Tread Depth Minimum** - Maximum riser height shall be 7.75 inches and the minimum tread depth shall be 10 inches for private residential stairs (*formerly max. 8" rise and min. 9" run*). **2007 CBC 1009.3**

**Landing at Exterior doors** - Landing shall not be more than 7 3/4" below the top of the threshold provided that the door does not swing over the landing (*formerly 8" was maximum*). **2007 CBC 1008.1.4 Exception 3**

**Open Treads** - Solid risers are not required in private residential stairs, provided the opening between treads does not permit the passage of a 4 inch sphere. **2007 CBC 1009.3.3 Exception 1.**

**Exterior Stair Handrail Requirement** – Ext. private residential stairs require handrails on both sides. **2007 CBC 1009.10**

**Number of Required Exits for a Dwelling** – Only one exit is required from a dwelling and the floors within a dwelling. (*Formerly a second exit was required when the 1<sup>st</sup> and 2<sup>nd</sup> floors were more than 3,000 SF or the 3<sup>rd</sup> floor was more than 500 SF*). **2007 CBC 1019.2**

**Emergency Escape and Rescue ("Egress") Windows** - Minimum required area of clear opening for egress windows for ground floor windows is now 5 sf. Minimum width remains at 20" and minimum height remains at 24". Minimum area for upper floor windows remains 5.7 sf. **2007 CBC 1026.2.**

**Height of Emergency Escape and Rescue Windows** – Code language clarified to indicate that the 44" is measured from the floor to the bottom of the clear opening (*former code said sill height*). **2007 CBC 1026.3.**

**Attic Ventilation** – 50% of the required ventilation area must be located at least 3' above eave / cornice vents. Combination rafter/ceiling joists spaces must be ventilated. **2007 CBC 1203.2.**

**Testing For Well Water Potability.** Health Dept. approval for potability PRIOR to final occupancy. **SLO Co. 19.07.040**

To buy the 2007 California Building Code (Title 24 Part 2– Volumes I & II) go to **www.iccsafe.org**

**Mechanical Ventilation in Bathroom** - Even if natural ventilation is provided, mechanical ventilation is required for rooms containing bathtubs, showers, or similar bathing fixtures. **2007 CBC 1203.4.2.1**

**Natural or Mechanical Ventilation for Habitable Rooms**- Mechanical ventilation is allowed for habitable rooms. The minimum openable area for natural ventilation is 4% (*former code was 5% minimum*). Mechanical ventilation to be designed per 2007 CMC and 2007 Energy Code. **2007 CBC 1203.4**

**Natural Light for Habitable Rooms** – The minimum net glazed area for natural light shall not be less than 8% of the floor area of the room served. (*former code was 10% minimum*). **2007 CBC 1205.2**

**Special Inspection** – Requires “registered design professional” (CA licensed architect or engineer) to prepare a Statement of Special Inspections which are made a part of the submittal documents. **CBC 1704.1.1**

**Soils Reports** Full Soils Reports are required in all areas of the county for all structures due to the new Seismic Design Category requirements . **2007 CBC 1802.2.7**

**Foundation Stemwalls** – Minimum concrete stemwall thickness is now 7 ½” for non-engineered and engineered foundations (*formerly 6” stemwalls were allowed for one story dwellings*). **2007 CBC 1908.1.15**

**Foundation Location Certification** required by licensed surveyor/engr. if within 5’ of required setback. **SLO Co. Policy**

**Retaining Walls** – Building permits are required for all retaining walls unless they are less than 4’ tall (measured from the bottom of the footing, not the exposed height), not supporting a surcharge (slope behind wall, etc.) and/or are located within 3 feet of a property line and retaining soil more than 2 feet in height. **SLO Co 19.02.020 c.4**

**Anchor Bolts** - In Seismic Design Category D – 5/8” with 3"x3"x1/4" washers at shear walls (½” anchors with properly sizes washers at non-shear wall locations). 5/8” at all locations for Design Category E. **2007 CBC 2305.3.11 & 2308.12.9**

**Conventional Construction Bracing** – 25 ft. max braced wall line spacing with 12 ft of wood structural panels (3 - 4’ panels for 8’ high plates or 3 - 2’-8” Alternate Braced Panels or three Engineered Shear Panel Products). One story only and a 14” cripple wall equals a story. The code now includes figures of irregular structures. **CBC 2308.12**

**Grading** – We have adopted Appendix Chapter 33, of the Uniform Building Code 1997 edition which are referenced in our Title 22 & 23 Land Use Ordinances. **SLO Co 19.02.050**

**Bath Tub Waste Openings** in framed construction over crawl spaces at or below the first floor shall be protected by installation of approved metal collars or metal screens securely fastened to adjoining structure with openings no greater than ½ inch in least dimension. **CPC 313.12.4**

**Maximum Water Temperature** for bath tubs and showers to be 120 degrees. Water heater settings are not considered a suitable control. **CPC 418.8**

**Water Test** - Plastic drain/waste/vent pipe shall be tested with water only. **CPC 712.1**

**Couplers** - Right left couplers are no longer permitted in concealed places. **CPC 1211.3.2**

**Gas Pipe Test** - Test pressure is 1-1/2 times working pressure with a minimum of 3 psi for a duration of 10 minutes. Test Gauge shall have a range such that the high end does not exceed 5 times test pressure (15 psi). **CPC 1214.3.1**

**Sediment Traps** are required on gas line outlets **CPC 1214.3.2, 1212.7**

**Under Floor Ducts** - Installation shall provide min.18 inches vertical clearance for access in crawl space. **CMC 604.1**

**Furnace/Boiler in Bedroom/Bathroom**- a listed, gasketed, self-closing door with exterior combustion air **CMC 904.1**

**Access to Roof Equipment** - Buildings greater than 15’ in height require interior access to roof equip. **CMC 904.10.3.2**

**2007California Electrical Code** (Amended 2005 NEC) For a complete list of over 400 changes to the 2005 NEC see the “Analysis of Changes” available through the International Association of Electrical Inspectors @ IAEI.org